

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		GARDNER ST, ARLINGTON

OWNERSHIP

Owner 1:	FLEMMING ALESIA D &		
Owner 2:	SELBY DALLAS L & LINDA K		
Owner 3:			
Street 1:	54 GARDNER STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	FLEMMING PAUL F/ALESIA D -		
Owner 2:	-		
Street 1:	54 GARDNER STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 7,231 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1940, having primarily Vinyl Exterior and 2570 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16600	Total SF/SM:	7231	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	407,634	Spl Credit	Total:	407,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7231.000	531,000		407,600	938,600
Total Card	0.166	531,000		407,600	938,600
Total Parcel	0.166	531,000		407,600	938,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		365.23	/Parcel: 365.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	531,000	0	7,231.	407,600	938,600	938,600	Year End Roll	12/18/2019
2019	104	FV	418,500	0	7,231.	369,400	787,900	787,900	Year End Roll	1/3/2019
2018	104	FV	418,500	0	7,231.	350,300	768,800	768,800	Year End Roll	12/20/2017
2017	104	FV	392,300	0	7,231.	305,700	698,000	698,000	Year End Roll	1/3/2017
2016	104	FV	392,300	0	7,231.	261,100	653,400	653,400	Year End	1/4/2016
2015	104	FV	326,800	0	7,231.	242,000	568,800	568,800	Year End Roll	12/11/2014
2014	104	FV	326,800	0	7,231.	200,600	527,400	527,400	Year End Roll	12/16/2013
2013	104	FV	339,900	0	7,231.	191,100	531,000	531,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
6/30/2005	Permit Visit	BR	B Rossignol
3/2/2000	Measured	197	PATRIOT
8/1/1991		PM	Peter M

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__

PRINT	
Date	Time
12/10/20	18:14:29
LAST REV	
Date	Time
04/02/19	14:51:29
apro	
2904	

**USER DEFINED**

Prior Id # 1:	24645
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

